



# City of Yakima

## Comprehensive Plan 2040 Update Process Request for Consideration Form Packet

The purpose of this form is to assist in updating the Yakima Urban Area Comprehensive Plan 2025, as required by the State Growth Management Act (GMA). Requests for consideration may involve changes in the plan's policy maps, or to the Future Land Use Map. All requests will be considered and reviewed in conjunction with the Comprehensive Plan 2040 Update Program, the GMA, the Yakima County-Wide Planning Policy (CWPP), and official population growth forecasts and growth indicators, as applicable.

If you have any questions about your submittal, please ask to speak with:

**Valerie Smith, Senior Planner**  
**City of Yakima, Planning Division**  
**129 North 2<sup>nd</sup> Street, 2<sup>nd</sup> Floor, Yakima, WA 98901**  
**Phone#: (509) 575-6183      Fax#: (509) 575-6105**

**<https://www.yakimawa.gov/services/planning/comprehensive-plan-update/>**

## COMPREHENSIVE PLAN REQUEST FOR CONSIDERATION

For changes to the Zoning Map, a Rezone Application may be required after an agreeable request has been processed with the Update. The formal Comprehensive Plan Amendment annual cycle will resume by decision of the City Council at one of their first few meetings in the year 2018 and per the requirements of YMC 16.10.030 and pursuant to RCW 36.70A.130.

**Talk to a City Planner:** Before you prepare your packet, you may wish to have a City Planner review your proposal. Preliminary conferences are free and give you a better understanding of the review process.

**Submit Your Request:** Requests for Consideration must be submitted *by the last business day in April, 2016*. A completed packet, on forms provided by the Planning Division, is required along with a written narrative.

You are encouraged to discuss your proposal with your neighbors prior to submitting your packet. Often, neighbors will respond more openly with the proposal on a preliminary and private basis outside of the formal review process.

**Review Process:** Unlike an annual Comprehensive Plan Amendment, these requests will be reviewed concurrently and cumulatively with the Comprehensive Plan 2040 Update program. No individual public hearing will be scheduled to review each individual request. However, by submitting a form you will become a party of record. All parties of record will be invited to workshops, focus groups and public meetings. Applicants are encouraged to show written and oral support to ensure this request is considered for inclusion in the final 2040 Updated Plan. Multiple opportunities for public review and input will be provided throughout the process. Representatives from City departments, State agencies, and private utility companies will review the entire Comprehensive Plan 2040 Update throughout the process.

**Yakima Planning Commission (YPC):** The YPC is the residing steward of the Comprehensive Plan and the 2040 Update Program. The YPC have tentatively scheduled multiple work sessions and public meetings to allow for the review and planning process. Prior to June 2017, the YPC will hold a formal Public Hearing on the 2040 Updated Plan, and make a recommendation to the City Council.

**Notice and Yakima Planning Commission Public Hearing:** All Notices of the 2040 Update Program and hearing dates will be published in the Yakima Herald Republic. This notice provides the public an opportunity to submit written comments on the 2040 Update Program which will be accepted throughout the process.

**Attend Public Hearing:** The Yakima Planning Commission will conduct at least one public hearing. Hearings are docketed prior to the generally scheduled meeting on the second and fourth Wednesday of the month beginning at 3:00 p.m. in the City Hall Council Chambers. These hearings are televised on the Yakima Public Access Channel (YPAC). You or your representative should attend the hearing; however, representation by an attorney is not required.

**City Council Consideration:** City Council will set a date for a public meeting to consider the Yakima Planning Commission's recommendation regarding the 2040 Updated Plan, and hold a public hearing to provide citizens, interested parties and reviewing agencies an opportunity to comment on the recommendations.

**City Council:** At the conclusion of the hearing, the City Council will direct planning staff to prepare legislation to approve, approve with conditions, or deny the 2040 Updated Plan. At a subsequent City Council meeting, the City Council shall enact an ordinance adopting their decision reached at the joint City Council and Yakima County Commissioner's public hearing. Following City Council action, the City Clerk and Planning Staff will notify the public and agencies.

**Appeal the Decision?:** If you are dissatisfied with the outcome of your request discuss your concerns with a Planner and/or Yakima Planning Commission member, prior to final adoption. The Yakima Planning Commission will be the governing body recommending the appropriate land use designations and underlying zoning to implement the Comprehensive Plan 2040 Update. Once the Comprehensive Plan 2040 Update is adopted by the City Council, the Plan, and associated maps, are final unless appealed within sixty days, to the Washington State Growth Management Hearings Board (RCW 36.70A.280 & 290).



**2040 UPDATE PROCESS REQUEST FOR CONSIDERATION**  
**CITY OF YAKIMA, DEPARTMENT OF COMMUNITY DEVELOPMENT**  
**129 NORTH SECOND STREET, 2ND FLOOR, YAKIMA, WA 98901**  
**PHONE: (509) 575-6183 FAX: (509) 575-6105**

**INSTRUCTIONS & PLEASE READ FIRST** Please type or print your answers clearly.

Answer all questions completely. If you have any questions about this form or the Update process, please ask a Planner. Remember to bring all necessary attachments for submittal on or before the last business day of April 2016.

**PART I & GENERAL INFORMATION**

1. Applicant's Information:	Name:										
	Mailing Address:										
	City:		St:		Zip:		Phone:	( )			
	E-Mail:										
2. Applicant's Interest in Property:	Check One:	<input type="checkbox"/>	Owner	<input type="checkbox"/>	Agent	<input type="checkbox"/>	Purchaser	<input type="checkbox"/>	Other	_____	
3. Property Owner's Information (If other than Applicant):	Name:										
	Mailing Address:										
	City:		St:		Zip:		Phone:	( )			
	E-Mail:										
4. Subject Property's Assessor's Parcel Number(s):											
5. Legal Description of Property. (if lengthy, please attach it on a separate document)											
6. Property Address:											
7. Describe Property's Existing Future Land Use Designation, Zoning, and current use:											

**PART II & SUPPLEMENTAL APPLICATION, PART III & REQUIRED ATTACHMENTS, & PART IV & NARRATIVE**

**8. SEE ATTACHED SHEETS**

**PART V & CERTIFICATION**

9. I certify that the information on this application and the required attachments are true and correct to the best of my knowledge.

\_\_\_\_\_  
 Property Owner's Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Date



Supplemental Application For:

## 2040 UPDATE PROCESS

## REQUEST FOR CONSIDERATION

### PART II - GENERAL INFORMATION

1. PROPERTY ADDRESS:

2. EXISTING ZONING OF SUBJECT PROPERTY:

☐ SR ☐ R-1 ☐ R-2 ☐ R-3 ☐ B-1 ☐ B-2 ☐ HB ☐ SCC ☐ LCC ☐ CBD ☐ GC ☐ AS ☐ RD ☐ M-1 ☐ M-2

3. EXISTING FUTURE LAND USE DESIGNATION:

☐ Low Density Residential ☐ Medium Density Residential ☐ High Density Residential ☐ Professional Office ☐ Neighborhood Commercial ☐ Large Convenience Center ☐ Arterial Commercial ☐ CBD Core Commercial ☐ Regional Commercial ☐ Industrial

4. DESCRIBE FUTURE PLANS FOR THE PROPERTY AND GENERALLY THE TYPE OF LAND USES PLANNED  
(You may continue on to an attached sheet if necessary):

5. PUBLIC FACILITIES AND SERVICES AVAILABLE:

☐ Transportation ☐ Rights-Of-Way ☐ Police And Fire Protection ☐ Parks And Trails ☐ Schools  
☐ Water ☐ Sewer ☐ Storm Drainage ☐ Electricity ☐ Natural Gas ☐ Telephone ☐ Cable TV

### PART III - REQUIRED ATTACHMENTS

6. MAPS: Maps of the subject property indicating roads, any area designated as critical areas, the future land use designation of adjacent properties, and current & proposed future land uses.

7. AUTHORIZATION:

I hereby authorize the submittal of this Request for Consideration form to the City of Yakima for inclusion into the review of the Comprehensive Plan and concurrently with the 2040 Update Program. I understand that no individual right to appeal will be granted for this Request for Consideration. I acknowledge that as a party of record, I have the right to appeal the final Comprehensive Plan 2040 Update to the Washington State Growth Management Hearings Board as provided by RCW 36.70A.280 & 290.

\_\_\_\_\_  
Property Owner Signature (required)

\_\_\_\_\_  
Date

**Note:** if you have any questions about this process, please contact the City of Yakima, Planning Division, 129 N. 2nd St., Yakima, WA or (509) 575-6183



Supplemental Application For:

## 2040 UPDATE PROCESS

## REQUEST FOR CONSIDERATION

### PART IV – WRITTEN NARRATIVE (required)

- A. Does your proposal address circumstances that have changed since the last time a relevant comprehensive plan map change occurred (Adopted 2006, and amended thereafter)? If so, how?
- B. Does your proposal correct an obvious mapping error? If so, what is the error?
- C. Does your proposal identify a deficiency and/or better implement the goals and policies of the current Comprehensive Plan? If so, how?
- D. Why should this proposal be included in the 2040 Update, which is due to be completed in June, 2017?
- E. Does your proposal take into consideration, and is it in coordination with, the regional plans or policies adopted by Yakima County and/or other cities with which the City of Yakima has, in part, common borders or related regional issues as may be required by RCW 36.70A.100? If so, how?
- F. Is your proposal consistent with the Growth Management Act (GMA), RCW Ch. 36.70A, and the Yakima County-Wide Planning Policy (CWPP)? If so, how?
- G. Have other similar requests been considered in the evaluation of the proposal to be included in the 2040 Update? If so, how?
- H. For Future Land Use Map changes please provide descriptive information regarding the property, including the status of existing land use, access to sewer and water, as well as the availability of public facilities such as schools, fire and police services.

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